

CONDITIONAL USE PERMIT

Routt County
Planning Commission

Permit No.: PP2012-033

Project Name: New Cingular Wireless Telecommunication Tower

Owner: Grain Comm III, LLC

Type of Use: Telecommunication Facility, Freestanding Tower

Location/Legal Description: 30700 COUNTY ROAD 14B
TR IN LOT 2 & TR IN NE4NE4NW4 7-4-84
.99A SE4 W'LY OF CO RD 31-5-84
PORTION OF SW4 W. OF CO RD 32-5-84
150A TOTAL 150.99A

Period of Permit: Life of Use

Approval Date: October 4, 2012, Transfer August 28, 2016

Conditions of Approval:

1. The Conditional Use Permit is valid for the life of the use provided it is acted upon within one year.
2. The Conditional Use Permit is limited to uses and facilities presented in the approved project plan. Any additional uses or facilities, including the installation of guy wires, must be applied for in a new or amended application. The tower shall not exceed 40' feet in height.
3. Any complaints or concerns which may arise from this operation may be cause for review of the Conditional Use Permit, at any time, and amendment or addition of conditions, or revocation of the permit if necessary.
4. In the event that Routt County commences an action to enforce or interpret this Conditional Use Permit, the substantially prevailing party shall be entitled to recover its costs in such action including, without limitation, attorney fees.
5. No junk, trash, or inoperative vehicles shall be stored on the property.
6. During the construction phase of this petition, the permittee shall provide evidence of liability insurance in the amount of no less than \$1,000,000 per occurrence with either unlimited aggregate or a policy endorsement requiring notice to Routt County of all claims made. Routt County shall be named as an additional insured on the policy.

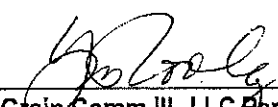
7. All applicable standards set forth by the Routt County Building Department and the Routt County Department of Environmental Health shall be complied with. The operation shall comply with all Federal, State and local laws.
8. Revegetation of disturbed areas with a seed mix that avoids the use of aggressive non-native grass seed mixes shall occur within one growing season.
9. The construction and use of a telecommunication facility shall not cause interference to other adjacent telecommunication facilities. The County shall be held harmless if interference occurs.
10. This approval is contingent upon any required federal, state and local permits being obtained and complied with; the operation shall comply with all federal, state and local laws.
11. The operator shall agree to allow co-location of other users on the tower, providing their requested use is compatible to the existing use.
12. Fuel, flammable materials, or hazardous materials shall be kept in a safe area and shall be stored in accordance with state and local environmental requirements.
13. The telecommunication equipment shall be painted a color compatible with the existing character of the site and surrounding properties.
14. Anti-perching devices shall be installed along antennae frames, horizontal cross arms, and any other vantage points used by raptors for predation.
15. Any maintenance or security lighting shall be downcast and opaquely shielded and shall not remain on.
16. If tower lighting is required by the FAA, the operator shall use only white (preferably) or red strobe lights at the minimum intensity, minimum number of flashes per minute, and minimum number of lights allowable by the FAA.
17. The permittee shall prevent the spread of weeds to surrounding lands, and comply with the Colorado Noxious Weed Act and Routt County Noxious Weed Management Plan.
18. Telecommunication facilities that are abandoned by disconnection of powered service, equipment removal or loss of lease for greater than six (6) months shall be removed by the telecommunication facility owner and the site reclaimed. The permittee shall post a bond with the County in the amount of 150% of the cost of restoration of the site. This bond will be used to guarantee the reclamation of the site in the event that a property reclamation and removal of equipment is not complete.

Permit Issued by the Routt County Planning Commission:


Steve Warnke, Chairman

9/1/16
Date

ACCEPTED:


Grain Comm III, LLC Permittee
Yvette Cooley

8/29/2016
Date